



Lower Court Road, Epsom

The **PERSONAL** Agent

Guide Price £700,000

Freehold

- Cleverly extended Victorian home
- Three generous bedrooms
- Over 1500 sq ft of flexible space
- Two reception rooms
- Contemporary & smart kitchen
- Four piece family bathroom
- Ensuite shower room
- Detached work from home office
- Driveway with off street parking
- Walk to Town, Station & great schools



Set in a superb position, just a short walk from mainline rail links and Epsom High Street, as well as being in the catchment area for Stamford Green Primary, Rosebery and Glyn Secondary (all Ofsted Outstanding), this beautiful Victorian semi-detached home has been the subject of multiple upgrades by the current owners, to create a practical, tasteful and stylish layout.

Cleverly extended and arranged over three floors, this fine home now offers over 1500 sq. ft. of flexible and bright layout that enjoys three generous bedrooms and a modern ensuite shower room, and is such a great example of a cleverly extended character home, that we recommend a closer look to fully appreciate all it offers.

The garden is another stand out feature with its detached studio that provides so much flexibility as a work from home office, den and more, and really is a wonderful addition to this already seriously impressive property.

From the moment you arrive you will notice the attention to detail that the current owners have taken to the property. Upon entering this semi detached home there is a central hallway which leads to a bay fronted living room and a separate dining room which links to the modern extended kitchen and in turn creates an amazing entertaining space.

The first floor enjoys two excellently proportioned bedrooms, both of which have wardrobes and are serviced by a stylish four piece family bathroom, then on the top floor is a wonderful principal bedroom which has a modern ensuite shower room.

The rear garden is stunning with patio area perfect for spending those long Summer evenings with friends and family with the remainder mostly laid to lawn. From a practical sense there is side access that leads to the driveway and of course the detached garden room which is currently a smart work from home office.

The Town centre and Railway Station are approximately 0.6 miles away, with a public footpath at the bottom on Manor Green Road that provides easy walking access to the station, which takes on average around 12 minutes.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups.

Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports. Call vendors sole agent to arrange your appointment to view at a convenient time to suite your needs.

Tenure - Freehold
Council tax band - D

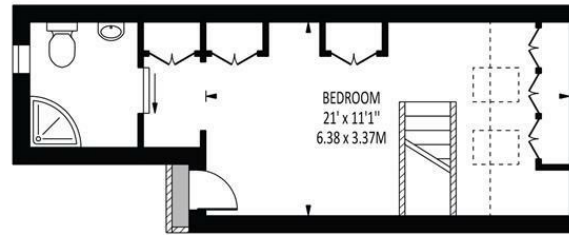




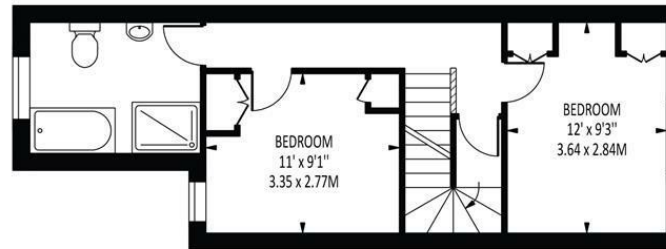
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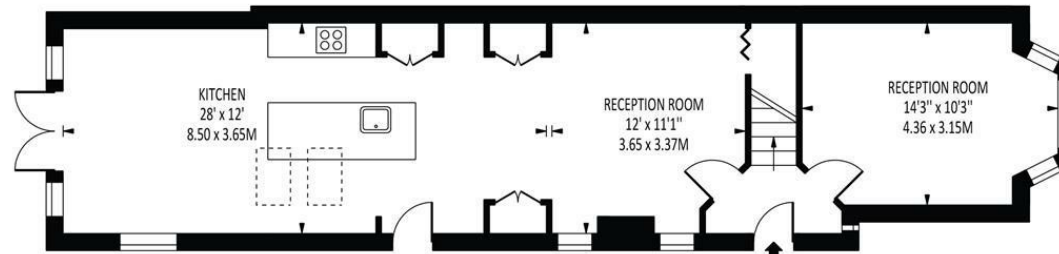
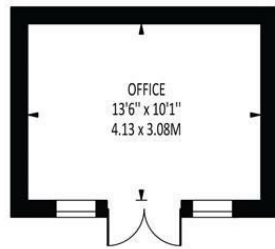
Total Area: 1504 SQ FT • 139.77 SQ M
(Including Restricted Height Area & Office)
Restricted Height Area : 51 SQ FT • 4.76 SQ M
Office Area : 137 SQ FT • 12.72 SQ M



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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